

JEFFERSON PARK ADDITION

DIVISION NO. 2

TO THE CITY OF SEATTLE

BUILDING RESTRICTIONS

Building Restrictions in this plat shall run for a period of Fifteen Years from and after March 1st 1927 and shall apply only to lots zoned by the City of Seattle as "First Residence District" at time building is erected.

During said period no building shall be erected on 15th Ave. South nearer than twenty five feet from street margin, and no building shall be erected on 14th Ave. South, South of Columbian Way, near than twenty feet from street margin.

No building shall be erected on Lots in Blocks 12, 13 and 14 together with garage, costing less than \$4,000.00.

No building shall be erected on Lots in Blocks 7 and 9, and on Lots 17 to 32 inclusive in Block 11, on Lots 16 to 30 inclusive in Block 14, and on Lots 16 to 30 inclusive in Block 15, together with garage, costing less than \$3,000.00.

No building shall be erected on Lots 1 to 16 inclusive in Block 11, or on Lots 1 to 15 inclusive in Block 14, or on Lots 1 to 15 inclusive in Block 15, together with garage, costing less than \$2,500.00. Any garage or other necessary appurtenance of a residence shall be constructed as a part thereof, or if isolated, shall be of architectural design in harmony with residence.

No person other than one of the Caucasian race shall be permitted to occupy any portion of any lot in said plat or any building thereon except a domestic servant actually employed by a Caucasian occupant of said lot or building.

DESCRIPTION

This plat of JEFFERSON PARK ADDITION, Division No. 2, to the City of Seattle embraces Blocks 1, 2, 3, 4, 5, 6, 7, 8, and that strip marked "Reserved" adjoining said blocks 4 and 5 on the north, Ladd's Second Addition, to South Seattle; King County, Washington, as recorded in Volume 4 of Plats, page 57, Records of King County, also the unplatted portion of Government Lots 9 and 10 Section 17, Township 24 North, Range 4 East, W.M., also Lots Block 5 of Jefferson Park Addition to the City of Seattle, also the alleys, streets and avenues, within or adjacent to the above lots, blocks or tracts as the same have been vacated by the City of Seattle.

DEDICATION

Know all men by these presents that we, Geo. A. Spencer and Gertrude L. Spencer his wife, owners in fee simple of the land described in the above plat and the Ladd Estate Company, Mortgagees, a corporation existing under and by virtue of the laws of the State of Oregon and having its principal place of business in the City of Portland hereby declare this plat and dedicate to the use of the public forever, all streets, avenues and alleys shown hereon and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes also the right to make, all necessary slopes for cuts or fills upon the lots and blocks shown on this plat in the reasonable, original grading of all the streets, avenues and alleys shown hereon.

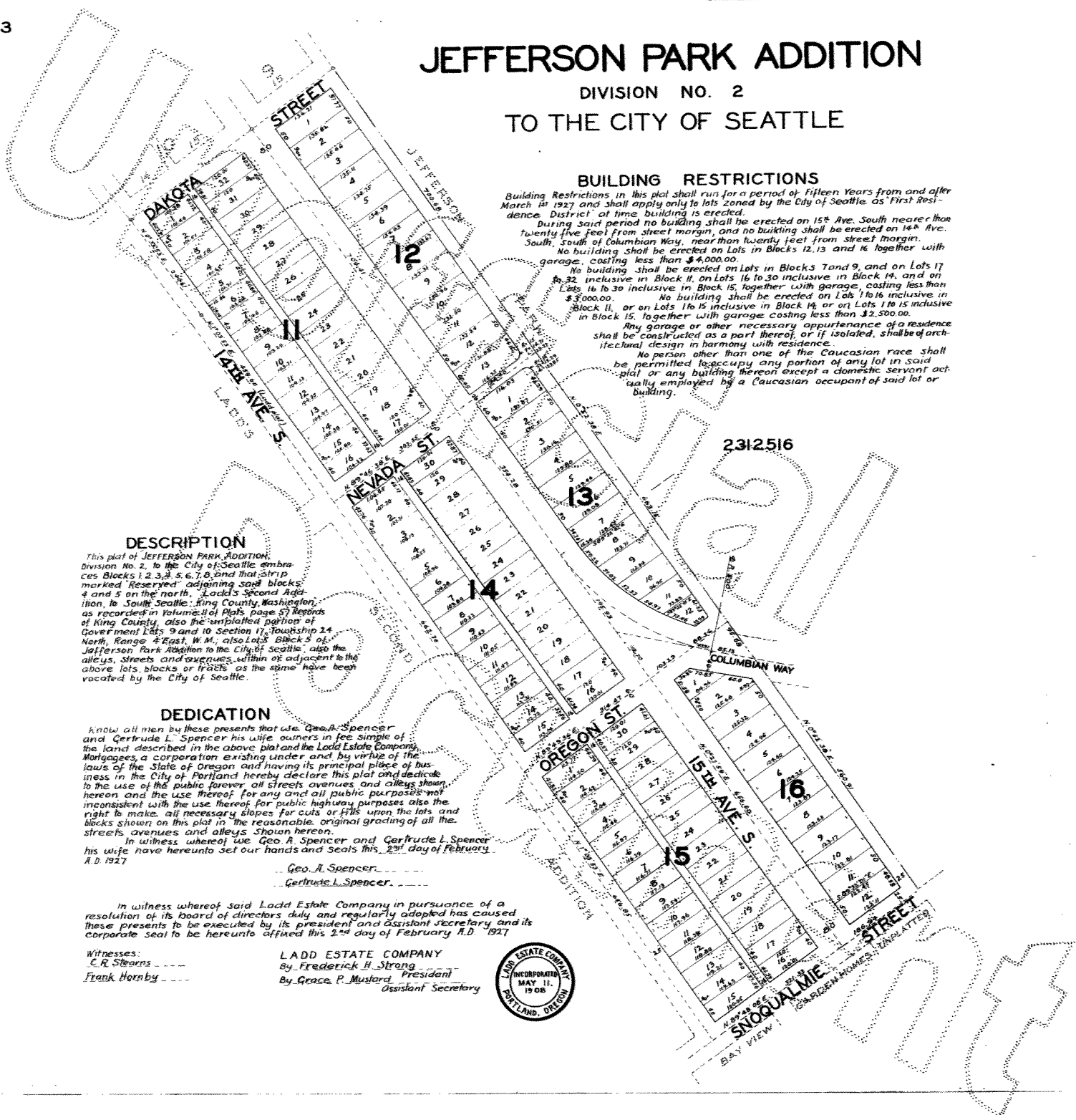
In witness whereof we, Geo. A. Spencer and Gertrude L. Spencer his wife, have hereunto set our hands and seals this 2nd day of February A.D. 1927

Geo. A. Spencer
Gertrude L. Spencer

In witness whereof said Ladd Estate Company in pursuance of a resolution of its board of directors duly and regularly adopted has caused these presents to be executed by its president and assistant secretary and its corporate seal to be hereunto affixed this 2nd day of February A.D. 1927

Witnesses:
C. R. Stearns
Frank Hornby

LADD ESTATE COMPANY
By Frederick H. Strong, President
By Grace P. Mustard, Assistant Secretary



2312516

BAY VIEW

JEFFERSON PARK ADDITION DIVISION NO. 2 TO THE CITY OF SEATTLE

Scale: 1 in. = 100 Ft.

Examined and approved by me this 23rd day of February A.D. 1927

M. C. Morse
City Engineer.

Approved by the Mayor and City Council of the City of Seattle by Ordinance No 52535 this 24th day of Feb. A.D. 1927

H.W. Carroll
City Clerk
By C. M. Scott
Deputy

Bertha K. Landes
Mayor



Filed for record at the request of the City Engineer, Feb. 26th A.D. 1927 at 2.6 min. past 10 o'clock A.M. and recorded in Vol. 30 of Public pages 13-14 records of King County, Washington

By *Arthur A. Lamb*
County Auditor

2312516

F.H. Whitworth Jr. Engr.

ACKNOWLEDGMENTS

State of Washington } s.s.
County of King

This is to certify that on this 2nd day of Feb., A.D. 1927 before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Geo. P. Spencer and Gertrude L. Spencer his wife, to me known to be the persons who executed the above instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

In testimony whereof I have hereunto set my hand and affixed my official seal the day and the year above mentioned.

Arthur D. Winsor
Notary Public in and for the State of Washington residing in Seattle.



State of Oregon } s.s.
County of Multnomah

This is to certify that on this 2nd day of February A.D. 1927 before me the undersigned a Notary Public in and for said State and County appeared Frederick H. Strong and Grace P. Mustard to me personally known to be President and Assistant Secretary respectively of Load Estate Company the corporation above named, who being first severally sworn did say that he the said Frederick H. Strong is the President and she the said Grace P. Mustard is the Assistant Secretary of said Load Estate Company and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that the said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and they acknowledged said instrument to be the act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal the day and year first in this my certificate written.

C. B. Stearns
Notary Public for the State of Oregon.
My Commission expires January 16, 1931



Thomas H. Cordier,
Draftsman.

